



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2302991

Applicant Name: Julie LeDoux

Address of Proposal: 4016 NE 110th Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: A) 6,100 square feet and B) 7,400 square feet. Existing structures to be removed.

The following approval is required:

Short Subdivision - To subdivide one parcel into two.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF7200

Date of Site Visit: NA

Uses on Site: Single Family Residential

Substantive Site Characteristics

The site is heavily treed, including at least two pacific dogwoods which may qualify as exceptional trees. A house and several outbuildings exist on site; all are proposed to be demolished. The lot slopes almost 30 feet over its 180-foot depth from front to back, but the survey shows that no areas meet the criteria for designation as an Environmentally Critical Area.

The survey shows NE 110th Street to be paved, but it lacks curbs and sidewalks adjacent to the project site. All adjacent parcels appear to be developed with single family residences.

Public Comment

Two comment letters were received. One stated that notice is inadequate due to failure to identify a development plan for proposed new residences. The other requested that the integrity of the neighborhood be preserved by not permitting a smaller-than-ordinary lot.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. This short subdivision will meet all minimum standards (including minimum lot size per the “75/80 rule”) or applicable exceptions as set forth in the Land Use Code, and is consistent with applicable development standards. As conditioned, this short subdivision would be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal would be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal complies with the applicable regulations of SMC 25.09.240.

As conditioned, the proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
2. Revise plans to show;
 - A. Removal of driveway;
 - B. Closure of existing curbcut;
 - C. Removal of all existing structures, not just the house;
 - D. The following statement: "The two cornus nuttallii shown on the survey may be exceptional trees pursuant to Director's Rule 6-2001. Any development application on either lot will require submittal, at application intake or before, an adequate (as determined by the City's arborist) study of these trees by a licensed arborist to determine if they are exceptional trees and to resolve preservation issues."
3. Close existing curbcut, demolish all structures on site, and remove existing driveway.

Conditions of Approval Following Recording

Prior to issuance of any building permit

The owner(s) and/or responsible party(s) shall

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Prior to any separation of ownership:

The owner(s) and/or responsible party(s) shall

2. Close existing curbcut, demolish all structures on site, and remove existing driveway.

Signature: _____ (signature on file) Date: July 31, 2003

Paul M. Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

PMJ:bg

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